

**ZONING AND PLATTING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-99-0172B(XT5) **ZAP COMMISSION DATE:** October 2, 2018

PROJECT NAME: Waterfront Marina Condominiums – Davenport Ranch Ph. 4, Sec.3A

ADDRESS: 4408 Long Champ Drive

COUNCIL DISTRICT: 10

AREA: 14.25 acres

WATERSHED: Lake Austin (Suburban)

JURISDICTION: Full Purpose

APPLICANT: MFH Engineering
(Martha Magnum)
5807 Highland Pass
Austin, Texas 78731

AGENT: MFH Engineering
(Martha Magnum)
5807 Highland Pass
Austin, Texas 78731

EXISTING ZONING: SF-6

PROPOSED DEVELOPMENT: The development consists of 43 condominium units, drives, water quality pond, amenity area, and associated improvements. The extension request to the previously approved site plan is to allow the completion of the last remaining individual condominium unit, Number 35. A previous extension permitted two of the three final units to be constructed.

STAFF RECOMMENDATION: Staff recommends the requested extension to July 27, 2023, a five-year extension.

ZONING AND PLATTING COMMISSION ACTION: A five-year extension was granted by the Commission in 2013, which extended the site plan to July 27, 2018.

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
Christine.barton-holmes@austintexas.gov

PREVIOUS APPROVALS

10/29/02 – Zoning and Platting Commission approved a five-year extension to 7/27/10

5/15/07 – Zoning and Platting Commission approved a three-year extension to 7/27/10

6/15/2010 – Zoning and Platting Commission approved a three-year extension to 7/27/13

6/7/2013 – Zoning and Platting Commission approved a five-year extension to 7/27/18

PROJECT INFORMATION: 14.25 acres
EXIST. ZONING: SF-6
MAX. BLDG. COVERAGE : 40% **PROP. BLDG CVRG:** 82,323 sq. ft (13%)
MAX. IMPERV. CVRG.: 55% **PROP. IMP. CVRG.:** 152,079 sq. ft (24%)
ALLOWED F.A.R.: N/A
REQUIRED PARKING: 119 spaces **PROVIDED PARKING:** 122 spaces
PROPOSED ACCESS: Long Champ and Capital of Texas Hwy
LEGAL DESCRIPTION: Davenport Ranch Phase 4, Section 3A

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:

WATERSHED ORDINANCE: This site plan is subject to the 1984 Lake Austin Watershed Ordinance.

HILL COUNTRY ROADWAY ORDINANCE: This site is located within a Hill Country Roadway Corridor, Loop 360/Low Intensity, however it is not subject to the Hill Country Roadway ordinance because the zoning site plan was approved prior to its inception.

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The project was zoned on June 26, 1983 per zoning case C14R-82-014, with a site plan attached to the ordinance. The zoning site plan does not expire, and a construction application was submitted, Part B, SP-99-0172B. This site plan was for the construction of the condominiums and the associated improvements. The “B” site plan was reviewed and approved under the rules and regulations based on the 1983 Lake Austin Watershed Ordinance. The development is providing water quality for the site and the adjacent Austin Country Club. Storm water drains to nearby Lake Austin.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: Capital of Texas Hwy – Right-of-way, Lake Austin

South: CS-1 and CR-CO – Austin Country Club and single-family residential

East: Lake Austin, CR-CO – Austin Country Club

West: CR-CO – single family residential

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Capital of Texas Hwy	varies	45'	Major arterial
Long Champ Dr	varies	20'	Neighborhood collector

NEIGHBORHOOD ORGANIZATION:

- 161 – Glenlake Neighborhood Association
- 331 – Bunny Run Neighborhood Association
- 348 – Davenport Ranch Master Neighborhood Association
- 416 – Long Canyon Phase II & III Homeowners Association
- 425 – 2222 Coalition of Neighborhood Associations
- 511 – Austin Neighborhoods Council
- 605 – City of Rollingwood
- 742 – Austin Independent School District

- 803 – Save Our Springs Alliance
- 920 – The Island on Westlake Owners Association
- 1169 – Lake Austin Collective
- 1228—Sierra Club, Austin Regional Group
- 1363 – SELTexas
- 1424 – Preservation Austin
- 1460 – Davenport Ranch Neighborhood Association
- 1528 – Bike Austin
- 1530 – Friends of Austin Neighborhoods
- 1596 – TNR – BCP – Travis County Natural Resources
- 1616 – Neighborhood Empowerment Foundation

MFH Engineering

P.O. Box 50045
Austin, TX 78763-0045

Tel: 512-477-3713
mhmangum@gmail.com

May 3, 2018

Mr. Rodney Gonzales, Director
Planning and Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: **Request for Site Plan Extension Five**
Waterfront Marina Condominiums - Davenport Ranch Phase 4, Section 3A
City of Austin Case No. SP-99-0172B(XT)

Dear Mr. Gonzales,

As agent for the owner of Unit 35 of the Waterfront Marina Condominiums, MFH Engineering requests a five year extension to the Waterfront Marina Condominiums – Davenport Ranch Phase 4, Section 3A Site Plan (SP-99-0172B) located at 4408 Long Champ Drive. This request is to extend the expiration of this permit from July 27, 2018, to July 27, 2023. The complete site is comprised of four lots known as Lots 1, 2, 3, and 4, Davenport Ranch Phase 4, Section 3A subdivision (C8-83-011.2(85)) with Unit 35 being located on Lot 1. The site is located in the Drinking Water Protection Zone in the Lake Austin Water Supply Suburban Watershed and is currently zoned SF-6.

At this time all improvements indicated on the Site Development Permit outside of the construction of the last individual Condominium Unit (Number 35) and the driveway to the structure have been completed. Water and wastewater services are currently in place and no new public water, wastewater, or drainage improvements are required for the construction of this unit.

A five year extension was approved in 2013, extending this application to July of this year. Since that time, two of the 3 final units have been constructed. Only Unit 35 remains to be constructed. The new owner is planning to begin construction in the upcoming year. These are large townhomes, essentially single family residences. We ask you grant one more extension to complete the project. The projected impervious cover will be well under the approved impervious cover per SP-99-0172B(XT) sheet 2.

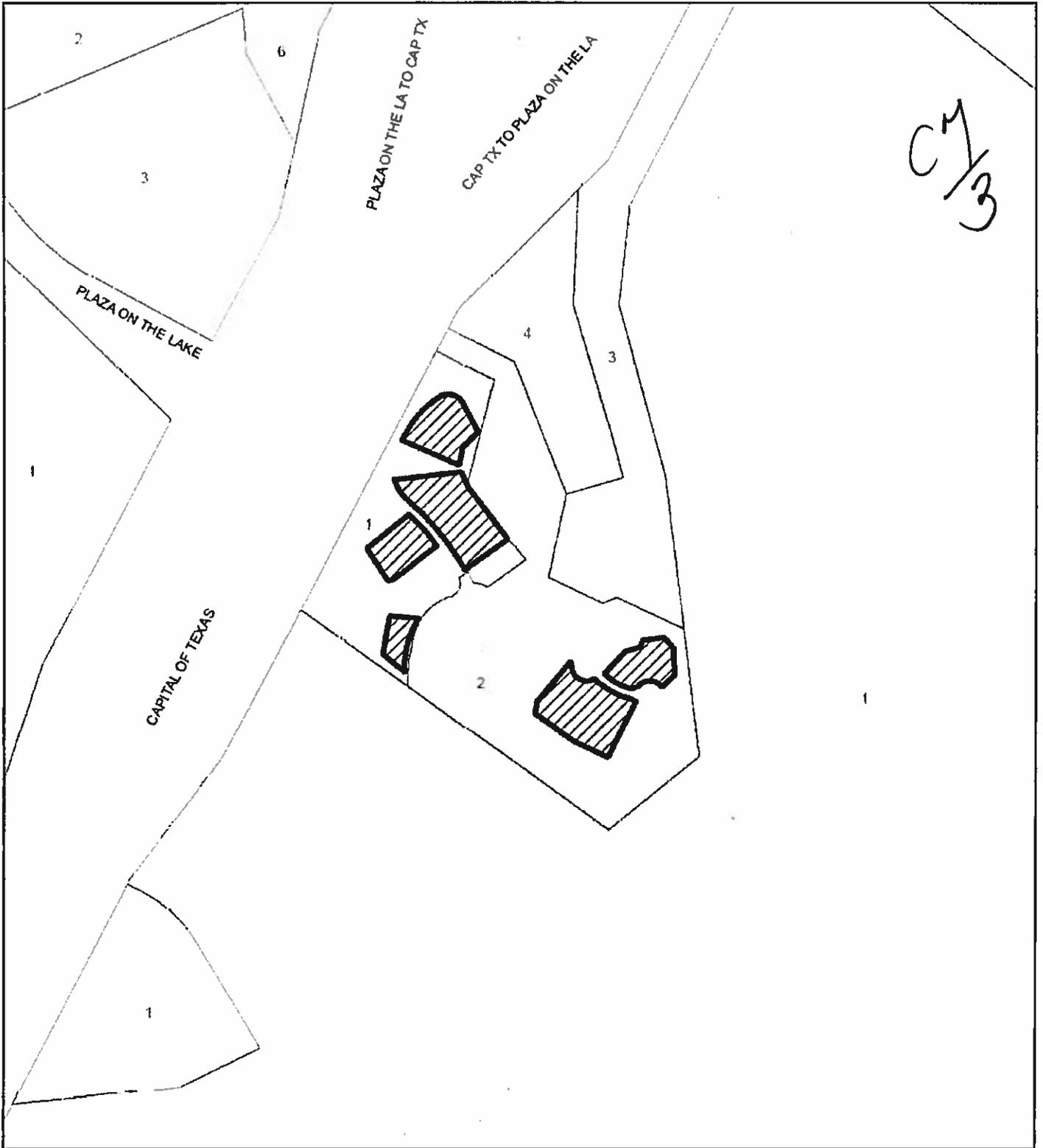
We would really appreciate your support of this request. Should you or your staff have any questions regarding this application, please call.

Sincerely,



Martha H. Mangum, P.E.

C1/3



-  Subject Tract
-  Base Map

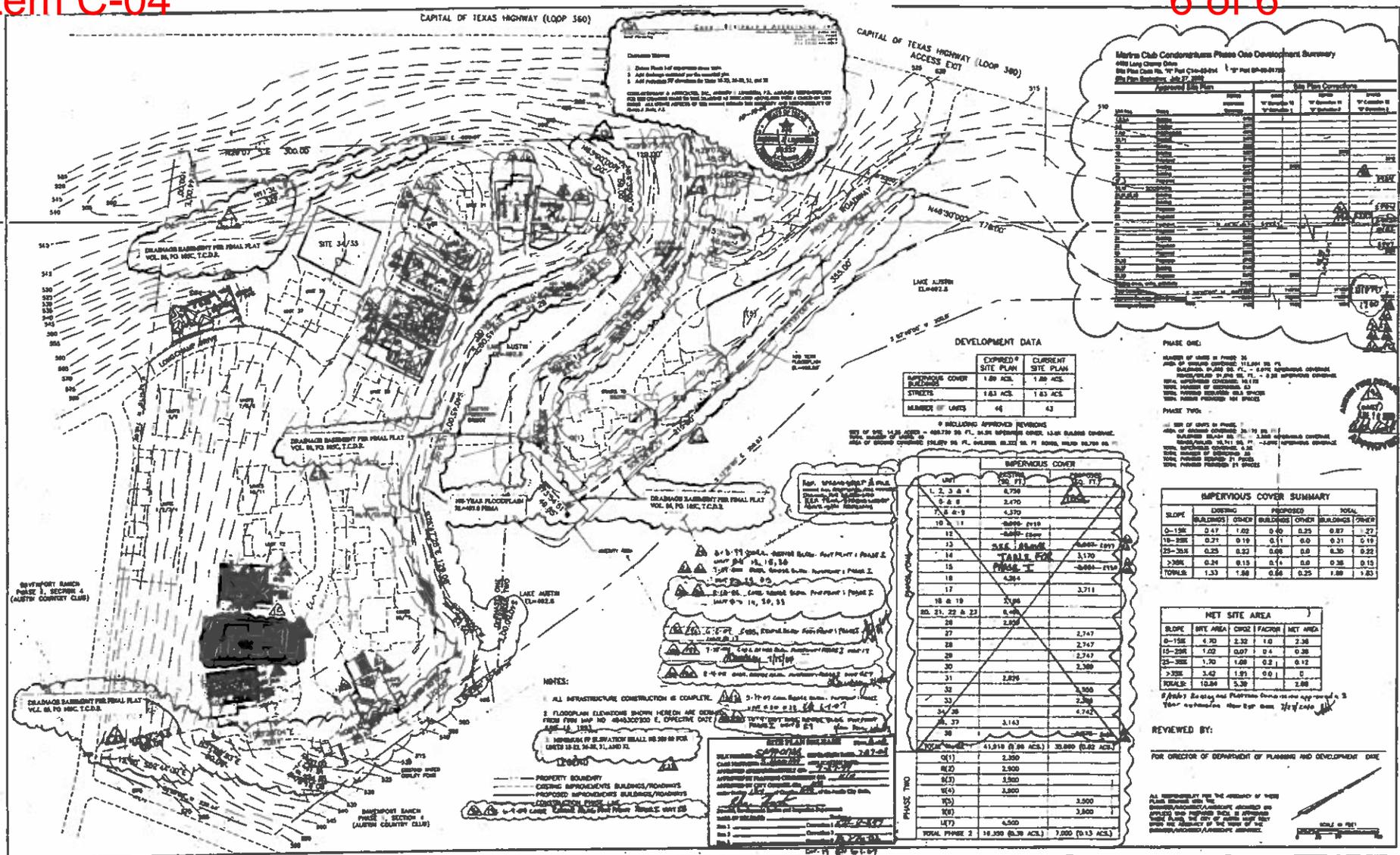
CASE#: SP-99-0172B(XT)
 ADDRESS: 4408 Long Champ Drive



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

C-170



Change Orders

1. Add drainage basins per the attached plan.
2. Add drainage basins per the attached plan.

Prepared by: **Associated Consulting Engineers, Inc.**, Austin, Texas
 Date: **June 17, 1988**

Marina Club Condominiums Phase One Development Survey
 6800 Long Creek Drive
 1/4 Section 34, T.10N, R.10E, S.10E
 1/4 Section 35, T.10N, R.10E, S.10E
 1/4 Section 36, T.10N, R.10E, S.10E
 1/4 Section 37, T.10N, R.10E, S.10E

Area	Area	Area	Area	Area	Area
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
73	74	75	76	77	78
79	80	81	82	83	84
85	86	87	88	89	90
91	92	93	94	95	96
97	98	99	100		

DEVELOPMENT DATA

	EXPANDED SITE PLAN	CURRENT SITE PLAN
APPROXIMATE COVER	1.89 ACES	1.88 ACES
STREETS	1.83 ACES	1.83 ACES
NUMBER OF LOTS	46	43

INCLUDING APPROVED REVISIONS

NET SITE AREA: 14.25 ACES
 TOTAL IMPROVEMENTS: 1.88 ACES
 TOTAL IMPROVEMENTS: 1.88 ACES

IMPERVIOUS COVER

UNIT	EXISTING	PROPOSED
1	0.770	0.770
2	0.770	0.770
3	0.770	0.770
4	0.770	0.770
5	0.770	0.770
6	0.770	0.770
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97	0.770	0.770
98	0.770	0.770
99	0.770	0.770
100	0.770	0.770

IMPERVIOUS COVER SUMMARY

SLOPE	EXISTING	PROPOSED	TOTAL
0-15%	0.21	0.22	0.43
15-25%	0.21	0.19	0.40
25-35%	0.25	0.21	0.46
35-45%	0.24	0.15	0.39
TOTALS	1.33	1.30	2.63

NET SITE AREA

SLOPE	NET AREA	CHISEL FACTOR	NET AREA
0-15%	4.70	1.0	4.70
15-25%	1.02	0.75	0.77
25-35%	1.20	0.75	0.90
35-45%	2.42	0.75	1.81
TOTALS	10.80	0.75	8.08

NOTES:

1. ALL INFRASTRUCTURE CONSTRUCTION IS COMPLETE.
2. FLOORPLAN ELEVATIONS SHOWN HEREIN ARE GENERAL. FIELD FINISH SHALL BE DETERMINED BY THE CONTRACTOR.
3. NUMBER OF ELEVATION SHALL BE 200 FOR UNITS 10-22, 24-26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100.

PHASE ONE

PHASE TWO

ACE
 Associated Consulting Engineers, Inc.
 901 S. Maple Easy, Box 9185
 Austin, Texas 78763



WATERFRONT MARINA CONDOMINIUMS
 SITE IMPROVEMENT PLAN

Davenport Ranch
 WATERFRONT MARINA CONDOMINIUMS, INC.
 50444 BERRY CREEK DRIVE, GEORGETOWN, TEXAS 78759

DAVENPORT WEST P.U.D.
 PHASE 4, SECTION 3A
 4408 LONGCHAMP DRIVE - 14.25 ACRES
 CB-83-11.2(85)
 C14r-82-014

FILE NUMBER: D808011
 JOB NUMBER: D00-30
 CHECKED BY: H.A.T.
 DESIGNED BY: H.A.T.
 DRAWN BY: H.C.S.
 REVISION BY: H.C.S.
 SCALE: 1" = 50'
 DATE: JUNE 17, 1988

Sheet
 2 of 8